

**HISTORIC DISTRICT COMMISSION**  
**Meeting Minutes**  
**November 5, 2012**

**CALL TO ORDER:**

Mr. Mike Troutman, Chairperson called the meeting to order at 4:02 p.m.

**ROLL CALL:**

<b>Members Present:</b>	Dan Buscher	Mike Troutman
	Mark Jones	Kim Tuck
	Doug Sofia	
	Susan Baldwin (City Commission Liaison)	

**Members Excused:** Kurt Thornton

**Staff Present:** Eileen Wicklund, City Attorney  
Glenn Perian, Senior Planner  
Leona Parrish, Admin. Assistant

**ADDITIONS / DELETIONS TO AGENDA:**

**APPROVAL OF PREVIOUS MINUTES:**

**MOTION WAS MADE BY MR. DANIEL BUSCHER TO APPROVE THE MINUTES AS PRESENTED FOR THE OCTOBER 8, 2012 HISTORIC DISTRICT COMMISSION MEETING; SECONDED BY MR. KIM TUCK.**

**ALL IN FAVOR, NONE OPPOSED MOTION; MOTION CARRIED.**

**CORRESPONDENCE:** None

**OLD BUSINESS:** Mr. Mark Jones asked that the topic of realigning of historic district boundaries be added to the next meeting agenda (specifically at Old Tomkins Way and Battle Creek Central High School area). Mr. Jones referred to the maps in his Historic District Commission manual where there are several places that are now splitting property owner's property with one-half being in a historic district and the other not. Mr. Jones noted the emails received recently regarding them; but feel they need the maps in front of them for review. Mr. Glenn Perian stated he has a large scale print of the area maps available and would also make 8 1/2 x 11 size copies to provide to everyone at the next meeting.

**NEW BUSINESS:**

**A) 9 Hazel Street - (*Request to build new attached garage*)**

Mr. Art Andonian, Family Health Center of Battle Creek, stated they are proposing to add a garage to the existing residence and plan to side and roof with like material to match the house; noted the garage dimensions are noted in their packet.

Mr. Doug Sofia asked if they planned to put in a new driveway, as currently it appears to have a split driveway; also if they planned to have an entrance from the garage into the residence. Mr. Andonian stated yes, they would replace old driveway with a new driveway and would have an entrance from the new garage going into the residence.

Mr. Mark Jones asked if the driveway was off Hazel Street or Emmett Street; noted he was not clear on the drawing submitted which show two rectangular shapes and which was the garage. Mr. Andonian stated the actual drawing with the grid lines showing the house and new 24ft. x 36 ft. garage was submitted with the building permit; which was much easier to understand and that the driveway would be off Hazel Street.

Mr. Mark Jones asked if they could come back with a better outlined drawing. Mr. Andonian's contractor stated they already have as it was submitted with the building permit. Mayor stated possibly staff felt what was submitted was sufficient and due to the weather it cannot be delayed much longer.

Mr. Tuck asked how wide the new driveway was going to be; Mr. Andonian's contractor stated 12-foot wide, which exist currently and they plan to center the new garage over that tarmac.

Mr. Jones asked if it was a shared driveway and if there was a vacant lot on the corner of Emmett St. and Hazel St. It was stated the shared driveway was on the opposite side between the two residential structures and yes there is a vacant lot on the corner, to the south of their two parcels that will be combined.

Mr. Jones stated regarding the relative proportions; that it looks like the garage extends into the next property and that it appears to be too close to the corner parcel.

Planning staff handed-out to the historic commission an aerial map that had outlined in red the two adjacent parcels owned by Family Health Center; which the Assessor's Ofc. are combining for the garage addition and noted that with the two parcels combined it would then meet the City's ordinance for zoning setback requirements.

Chairman Troutman stated they are then only required to determine the historic appropriateness. Mr. Perian, Senior Planners stated that was correct; it has been determined that the code requirements for zoning setbacks have been met with the combining of the two parcels.

Mayor Baldwin asked if the garage siding and roof material would match with the residential structure. Mr. Andonian stated yes, and referenced the sample of siding provided with their application.

**MOTION WAS MADE BY MR. DOUG SOFIA FOR A CERTIFICATE OF APPROPRIATENESS TO APPROVE THE CONSTRUCTION OF A NEW ATTACHED GARAGE FOR PROPERTY LOCATED AT 9 HAZEL STREET AS IT MEETS THE STANDARDS OUTLINED IN CHAPTER 1470.09 "REVIEW OF APPLICATIONS" AND CHAPTER 1470.17 " PRESERVATION OF HISTORIC FEATUES" AND SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES; SECONDED BY MR. KIM TUCK.**

**VOTE TAKEN: FOUR IN FAVOR (BUSCHER, SOFIA, TROUTMAN AND TUCK); ONE OPPOSED (JONES); MOTION CARRIED.**

**B) 18 W. Michigan Avenue (*New Sign – Guardian Finance & Advocacy Svcs.*)**

Mr. Dave Fortune, Plainwell, MI; representative of the Hinman Company who is the property owner was present on their behalf; stated the Guardian Finance & Advocacy Svcs. Representative would be attending momentarily to speak on behalf of their sign request.

Chairperson, Troutman asked if any commissioners had any concerns or questions in reviewing the application and photo of proposed sign submitted. None was noted.

**MOTION WAS MADE BY MR. MARK JONES TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR A NEW SIGN AT 18 W. MICHIGAN AVENUE, STE 300 FOR GUARDIAN FINANCE & ADVOCACY SERVICES AS SUBMITTED; SECONDED BY MR. KIM TUCK.**

**ALL IN FAVOR, NONE OPPOSED MOTION; MOTION CARRIED.**

**PUBLIC COMMENTS:** None

**COMMENTS FROM COMMISSION MEMBERS AND STAFF:** None

**ADJOURNMENT:**

Mr. Mike Troutman, Chair adjourned meeting at 4:20 P.M.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department